

Mecklenburg County Common Code Defects

Mechanical

Code Defects

- Condensate drains missing or incorrect

Code Description

307

CONDENSATE DISPOSAL

307.1 Fuel-burning appliances. Liquid combustion by-products of condensing appliances shall be collected and discharged to an approved plumbing fixture or disposal area in accordance with the manufacturer's installation instructions. Condensate piping shall be of approved corrosion-resistant material and shall not be smaller than the drain connection on the appliance. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope).

307.2 Evaporators and cooling coils. Condensate drain systems shall be provided for equipment and appliances containing evaporators or cooling coils. Condensate drain systems shall be designed, constructed and installed in accordance with 307.2.1 through 307.2.4.

307.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. When unable to drain to gravity, a condensate pump may be used. Where pumps are used, they shall be installed with factory equipped auxiliary high level switch and shall shut off equipment served, upon activation of the auxiliary high level switch. Where damage to any building components will occur as a result of over flow from the pump, the pump shall also be located in the auxiliary drain pan or in a separate pan drain equipped with a separate drain line of water level detection device. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance.

307.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, polybutylene, polyethylene, ABS, CPVC or PVC pipe or tubing. All components shall be selected for the pressure and temperature rating of the installation. Condensate waste and drain line size shall be not less than 3/4-inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection

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to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with an approved method. All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope.

307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of 307.2.1, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. One of the following methods shall be used:

1. An auxiliary drain pan with a separate drain shall be provided under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1.5 inches (38 mm), shall not be less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Metallic pans shall have a minimum thickness of not less than 0.0276-inch (0.7 mm) galvanized sheet metal. Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.
3. An auxiliary drain pan without a separate drain line shall be provided under the coils on which condensate will occur. Such pan shall be equipped with a water-level detection device that will shut off the equipment served prior to overflow of the pan. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.

307.2.4 Traps. Condensate drains shall be trapped as required by the equipment or appliance manufacturer.

Disclaimer: There may be other ways to comply with the Code. If so, you are not required to use this method to comply with the Code. You may want to investigate other options, or consult with a design professional identifying an equally code compliant solution.

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End Notes

North Carolina Plumbing Code & North Carolina Mechanical Code & North Carolina Fuel Gas Code.

International Code Council

Southern Building Code Congress